

## **ARTICLE III. DISTRICTS**

### **Sec. 44-76. Official statements of intent.**

Sections 44-77 through 44-85 are statements of intent for each zoning district.

(Code 1995, § 515.015)

### **Sec. 44-77. R-1 residential district.**

The R-1 residential district is intended to accommodate low-intensity single-family residential development and the necessary governmental and other support facilities necessary for sound suburban development. The R-1 district shall normally be located adjacent to similar classifications to complement those designations. The R-1 district may include bona fide farms.

(Code 1995, § 515.016)

### **Sec. 44-78. R-2 residential district.**

The R-2 residential district is intended to accommodate low-density residential development, agriculture, and the necessary governmental and other support services in the more rural portions of the county. The R-2 district may include bona fide farms.

(Code 1995, § 515.017)

### **Sec. 44-79. R-3 residential district.**

The R-3 residential district is intended to accommodate a mix of residential uses, plus the necessary governmental and other support services required for sound development. The R-3 district may include bona fide farms.

(Code 1995, § 515.018)

### **Sec. 44-80. O-I office and institutional district.**

The O-I office and institutional district is intended to provide a transition zone between residential and commercial or industrial uses and districts. It is also intended to accommodate a mixture of moderate-density residential, office and institutional uses in appropriate locations in the county. Access to the sites from minor residential streets shall be discouraged.

(Code 1995, § 515.019)

### **Sec. 44-81. C-1 commercial district.**

The C-1 commercial district is intended to provide land for the sale of convenience goods and limited personal services to residents of the immediate neighborhood. These districts shall be located at intervals of at least one mile along arterials and collector streets, preferably at intersections.

(Code 1995, § 515.020)

**Sec. 44-82. C-2 commercial district.**

The C-2 commercial district is intended to provide land for the provision of convenience shops and specialty retail goods and business and personal services to the traveling public and the residents of neighborhoods. The C-2 district shall be located with direct access to arterial and collector streets. Proposals for larger sites offering a greater amount of goods and services shall use the planned development approach contained in article XI of this chapter. (Code 1995, § 515.021)

**Sec. 44-83. C-3 commercial district.**

The C-3 commercial district is intended to recognize these uses which were developed under previous county land use regulations, but which are not appropriate to the standards under the new regulations in this chapter. This classification shall not be extended from the locations designated on the official zoning atlas, nor shall new C-3 areas be designated. (Code 1995, § 515.022)

**Sec. 44-84. E-1 light manufacturing district.**

The E-1 light manufacturing district is intended to provide for the development of areas devoted to light manufacturing, processing and assembly uses, warehousing, distribution and servicing enterprises and limited office activities controlled by performance standards to limit the effect of such uses on uses within the district and in adjacent districts. (Code 1995, § 515.023)

**Sec. 44-85. E-2 intensive manufacturing district.**

The E-2 intensive manufacturing district is intended to provide areas for intensive manufacturing, processing and assembly uses, controlled by performance standards to limit the effect of such uses on adjacent districts. (Code 1995, § 515.024)

**Sec. 44-86. Schedules of district regulations.**

- (a) *Adoption of schedules of district regulations.* A substantial part of the regulations applying in many of the districts established by this chapter has been set out in tabular form in a series of sheets identified as the official schedules of district regulations, which, together with all lawfully adopted explanatory material shown therein, is adopted and declared to be part of this chapter.
- (b) *Authentication.* The official schedules of district regulations shall be authenticated by the signature of the county clerk and shall bear the seal of the county under the following words: "This is to certify that the Official Schedule of District Regulations referred to by reference was approved by the Board of Commissioners on \_\_\_\_\_, \_\_\_\_\_."

- (c) *Location.* The official schedule of district regulations shall be located in the office of the zoning administrator.
- (d) *Amendment.* The official schedule of district regulations are subject to amendment by ordinance as set out in sections 44-44 and 44-45. Any proposed amendment shall be identified by the sheet number, district, column, and, if applicable, division numbers or letters.
- (e) *Recording of nature and dates of amendments; authentication.* Amendments shall be authenticated by entries on affected sheets and a record of the nature and date thereof maintained. Such entries shall indicate the date the amendment was made, the date the change became effective if other than the date of the actual approval, and an indication of the nature of the change sufficient to facilitate specific identification.
- (f) *Updating required.* Amendments to the official schedule of district regulations shall be updated by the zoning administrator within ten working days of the effective date of the amendatory ordinance.
- (g) *Unauthorized changes prohibited.* No changes of any nature shall be made in the official schedule of district regulations or any matter shown thereon, except in conformity with the requirements and procedures set forth in this chapter. Any unauthorized changes, of whatever kind, by any person, shall be considered a violation of this chapter and punishable as provided by law. However, this subsection shall not be held to foreclose action under other applicable criminal state statutes against any person alleged to have made unauthorized changes in this chapter.
- (h) *Final authority for official schedule of district regulations.* Regardless of the existence of purported copies of all or part of the official schedule of district regulations which may from time to time be made, published, or reproduced, the official schedule of district regulations and amendments thereto located in the office of the zoning administrator shall be the final authority as to regulations set forth therein as applying to such districts.
- (i) *Retention of earlier schedules of district regulations.* At least one copy of all schedules of district regulations or remaining portions thereof, which have had the force and effect of official schedules for the county prior to the effective date of adoption of the ordinance from which this chapter is derived (January, 1, 1990) or amendment of this chapter shall be retained by the zoning administrator and preserved as a public record and as a guide to the zoning status of lands and waters prior to such dates.

(Code 1995, § 515.025)